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**Taylor Engley**



**19 Santos Wharf, Sovereign Harbour, Eastbourne, East Sussex, BN23 5UR**

**Asking Price £350,000 Freehold**

Enjoying harbour views - An opportunity arises to acquire this **FOUR BEDROOMED MID TERRACE TOWN HOUSE**, located in the popular Sovereign Harbour South area. The property is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious kitchen/dining room, first floor sitting room with balcony to rear, en-suite shower room and a family bathroom. There is an integral garage with driveway parking to front and the rear garden has harbour views. The property is offered to the market chain free.





The property is located in the popular Sovereign harbour south area. The marina district features a variety of restaurants and local shopping can be found at are available at the Crumbles retail park. Bus services serve the local area whilst Eastbourne's town centre is approximately three and a half miles distance.

**\* POPULAR SOVEREIGN HARBOUR SOUTH AREA \* HARBOUR VIEWS \* KITCHEN/DINING ROOM \* FIRST FLOOR SITTING ROOM AND BALCONY \* FOUR BEDROOMS - EN-SUITE SHOWER ROOM \* FAMILY BATHROOM \* INTEGRAL GARAGE WITH DRIVEWAY PARKING TO FRONT \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* CHAIN FREE \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Radiator, tiled floor, downlighters.

### Cloakroom

Low level wc, wash hand basin, tiled floor, radiator part tiled walls.

### Kitchen/Dining Room

16'5 max x 9'8 max (5.00m max x 2.95m max)  
(Maximum measurements include depth of fitted units)  
Single drainer one and a half bowl sink unit, work surface with tiled splash back, range of base and wall mounted cupboards, under counter electric over, four burner gas hob with extractor fan over, washing machine, dishwasher, fridge/freezer, radiator, tiled floor, downlighters, double doors opening to rear garden.

Stairs rising from entrance hall to:

### First Floor Landing

Radiator, downlighters, window to front.

### Sitting Room

16'6 x 12'5 (5.03m x 3.78m)  
Harbour views, two radiators, downlighters, double doors opening to balcony.

### Balcony

Enjoying harbour views.

### Bedroom 2

15' x 9'10 (4.57m x 3.00m)  
Radiator, downlighters double doors opening to a juliette style balcony to front.

Stairs rising from first floor landing to:

### Second Floor Landing

Doubler fitted cupboard, built-in cupboard housing Worcester gas fired boiler, loft hatch to roof space.

### Bedroom 1

13'4 x 10'6 max (4.06m x 3.20m max)  
(10'6 max reducing to 8'11)  
Built in cupboard, downlighters, radiator, outlook to front.

### En-Suite Shower Room

tiled shower cubical, pedestal wash hand basin, low level wc, radiator, part tiled walls, downlighters.

### Bedroom 3

8'10 x 7'6 (2.69m x 2.29m)  
Radiator, downlighters, harbour views to rear.

### Bedroom 4

8'9 x 6'9 (2.67m x 2.06m)  
Radiator, downlighters, harbour views to rear.

### Family Bathroom

Bath with shower over, shower screen, pedestal wash hand basin, low level wc, tiled walls, shaver point, downlighters, radiator.

### Integral Garage

16'10 max x 9'5 max (5.13m max x 2.87m max)  
(Maximum measurements include depth of internal pillars, fittings and structures)  
Range of fitted base units and wall mounted cupboards, light, power, up and over door to front and personal door to entrance hall.

### Driveway Parking

Preceding garage.

### Rear Garden

Enjoying harbour views to rear, patio area, area laid to astro turf and shingle.

### NB

Sovereign Harbour Charge 1st January 2025 to 31st December 2025 £345.60.

### COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

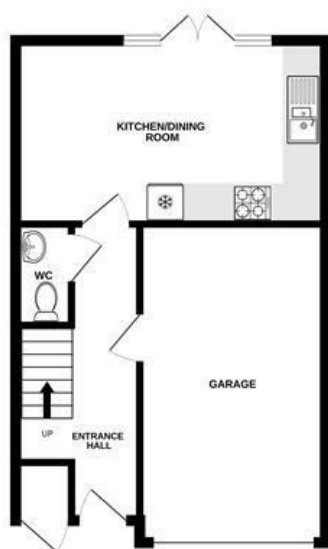
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.

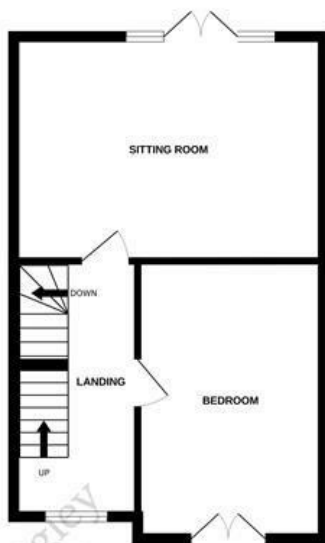




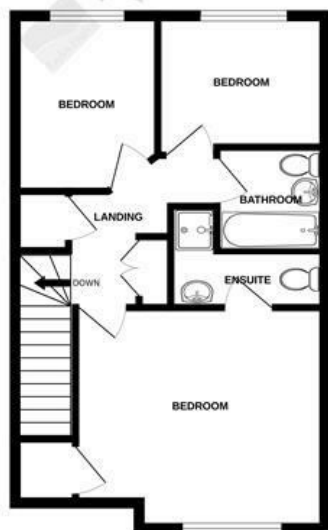
GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



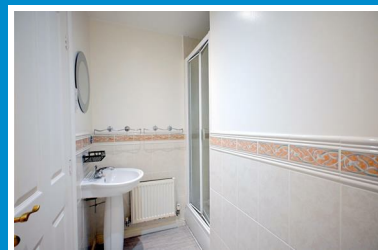
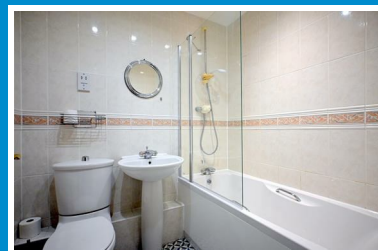
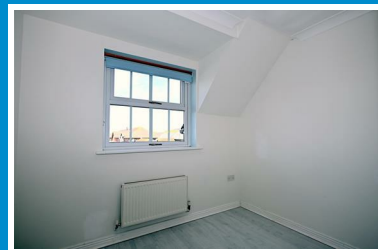
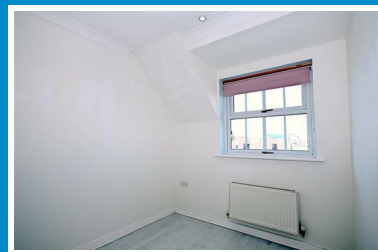
2ND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 72      | 83        |

England & Wales

EU Directive  
2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales

EU Directive  
2002/91/EC

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**